080.0	0004	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	600,000 / 600,000
					USE VALUE:	600,000 / 600,000
					ASSESSED:	600,000 / 600,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
309		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCKENZIE HAMILTON DIANE-ETA
Owner 2:	MCKENZIE CHARLES J
Owner 3:	
Street 1:	309 SUMMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Wood Shingle Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6013.000	221,800		378,200	600,000
Total Card	0.138	221,800		378,200	600,000
Total Parcel	0.138	221,800		378,200	600,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 446.43 | /Parcel: 446.43

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 49691

GIS Ref

GIS Ref

Insp Date 10/05/18

!6505!

PREVIOUS ASSESSMENT

Parcel ID 080.0-0004-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	221,800	0	6,013.	378,200	600,000		Year end	12/23/2021
2021	101	FV	214,500	0	6,013.	378,200	592,700		Year End Roll	12/10/2020
2020	101	FV	214,500	0	6,013.	378,200	592,700	592,700	Year End Roll	12/18/2019
2019	101	FV	188,000	0	6,013.	383,600	571,600	571,600	Year End Roll	1/3/2019
2018	101	FV	187,700	0	6,013.	286,400	474,100	474,100	Year End Roll	12/20/2017
2017	101	FV	187,700	0	6,013.	259,400	447,100	447,100	Year End Roll	1/3/2017
2016	101	FV	187,700	0	6,013.	248,600	436,300	436,300	Year End	1/4/2016
2015	101	FV	176,300	0	6,013.	210,700	387,000	387,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:01:35

LAST REV

Date	Time
10/16/18	13:34:13
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6505

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAMILTON DIANE	21694-282		1/21/1992		1	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/1/2017	1599	Porch	5,000	C				
8/18/1997	484		3,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	TTL REFUSAL	CC	Chris C
3/30/2009	Meas/Inspect	189	PATRIOT
1/10/2000	Mailer Sent		
1/10/2000	Measured	276	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	49691
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6013		Sq. Ft.	Site		0	70.	0.90	5			Med. Tr	-10					378,247						378,200	

Total AC/HA:	0.13804	Total SF/SM:	6013	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	378,247	Spl Credit		Total:	378,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	321443
Depreciation:	99647
Depreciated Total:	221796

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

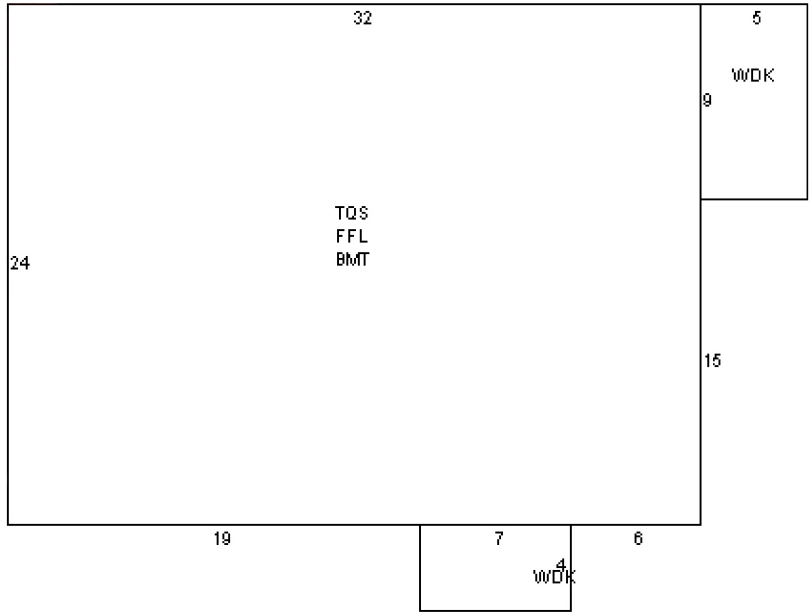
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.49
Special Features:	0	Val/Su Net:	101.51
Final Total:	221800	Val/Su SzAd	165.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	44.550	34,211
FFL	First Floor	768	148.490	114,037
TQS	3/4 Story	576	148.490	85,527
WDK	Deck	73	16.000	1,168

Net Sketched Area:	2,185			Total:	234,943
Size Ad	1344	Gross Area	2377	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

080.0-0004-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	